

CAL FARLEY'S BOYS RANCH

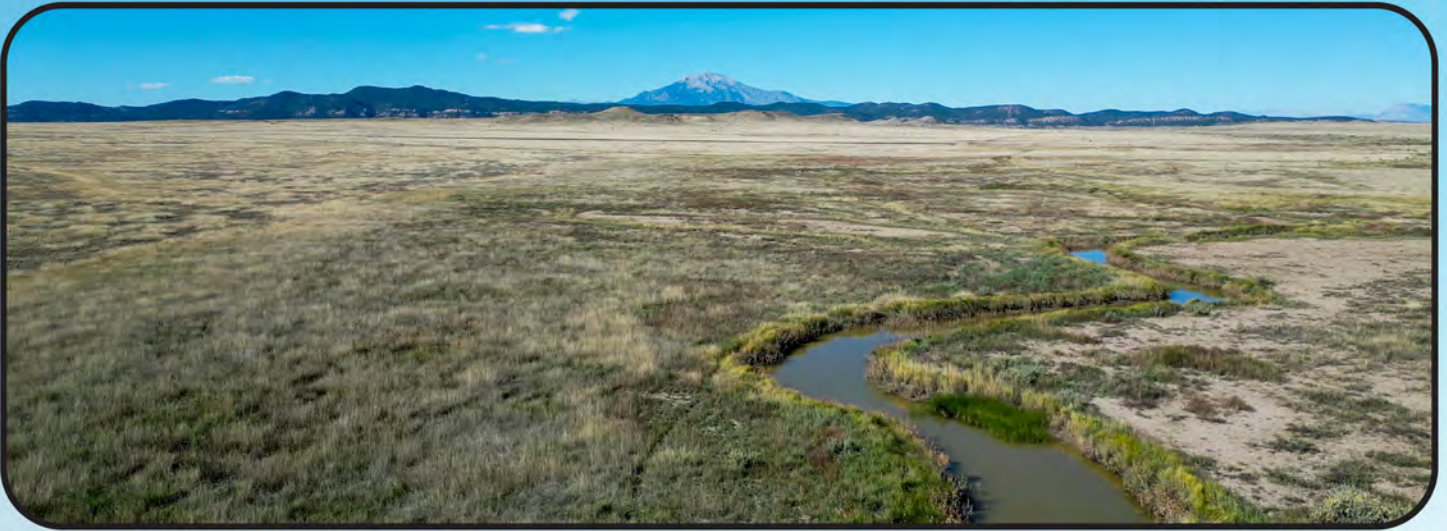
5,601 ACRES • LAS ANIMAS COUNTY, CO



Cruikshank Realty is privileged to collaborate with Cal Farley's Boys Ranch in presenting the Howard Melvin Ranch for sale. Mr. Melvin demonstrated great care in the acquisition and enhancement of the ranch. The ranch's management has implemented prudent grazing practices to preserve the fertile soil. Its convenient access to the interstate highway is a significant advantage for ranch operations and the transportation of livestock to market. With its excellent location situated next to the rocky mountain foothills, and I-25, this Ranch has excellent possibilities limited only by one's imagination and ingenuity.



All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



WATER: The Ranch is dotted with scattered water sources carved in the landscape to retain runoff water for livestock and wildlife. There are four wells that are presently inactive. A water finder has identified five potential well sites that hold promise. Additionally, there are three underground pipeline systems connected to 11 metal livestock tanks. In addition, the Ranch terrain has created a natural intermittent creek that drains the property.

Climate: This region of Colorado is renowned for its temperate summers and winters. The nearby weather station in Aguilar recorded an average of 19 inches of rainfall between 1981 and 2010. According to most precipitation maps, the ranch typically receives between 15 to 20 inches of precipitation annually. Situated just east of the foothills, this area experiences very few days with temperatures exceeding 100°F or dropping below 0°F.





Terrain: The elevation of the ranch varies from 6,200 feet in the plains and meadows to 6,500 feet on the hilltops that overlook the ravines and waterways below. The hillsides encompass slopes ranging from 6% to 20%, with the majority providing favorable grazing for livestock. Numerous small dams have been constructed along the drainages, resulting in the formation of small ponds for livestock watering. On the whole, the terrain is easily navigable and straightforward to traverse.





Vegetation: The Ranch features an impressive sod cover, creating good grazing for livestock. The predominant grass species on the ranch is blue grama, with Western wheat and Alkali sacaton also being significant varieties. Additionally, there are minor grasses like Sideoats grama, Indian saltgrass, Winterfat, Little blue stem, Prairie sandreed, and Purple prairie clover. As for forbs, the major species is Four-wing salt brush.





Size: Deeded Acres 6,514
Solar Reserved Acres 903 +/-
Tower 10 +/-
Total Acres 5,601

The buyer will possess the right to utilize the solar acreage until the commencement of a solar farm development.



Investment Opportunity: This property presents a unique investment opportunity, as it is strategically located and surrounded by the unparalleled natural beauty of the plains and foothills of Colorado, making it an attractive prospect for those seeking to capitalize on the state's robust real estate market. This is Prime Ranch Land on the Southeast Colorado High Plains.



GENE CRUIKSHANK, ALC
Owner/Broker

**CRUIKSHANK
REALTY**

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Licensed in Colorado, Kansas, Oklahoma & New Mexico

Minerals: None

Taxes: \$1,924.52

Price: \$2,801,500

SOLAR FARM RESERVATION

IMP. SITE, 12.47 AC OUT

TOWER SITE 10 AC +/- OUT

ACCESS: The Ranch spans across both sides of I-25. On the southern side, you can access it via Exit 34. Head north on County Road 55.4 for 1 1/4 miles to reach the ranch. If you're approaching from the north, take Exit 41 (Rugby Exit) from I-25 and travel south on County Road 53.7 for 1 1/2 miles to arrive at the ranch. County Road runs perpendicular to I-25, providing passage to both sides of the property via an overpass.

House	Marker	Windmill	Trough	Well	Photo Point	Pipeline	40 Foot Buffer	40 Foot Buffer	North Solar Boundary 665	TOWER	Pond / Tank	Boundary	Boundary 11	Boundary 1
Riparian	Stream, Intermittent	River/Creek	Water Body	NOT AVAILABLE	Voltage 0 - 99	Voltage 100 - 161 KV	Voltage 220 - 287 KV	Voltage 345 KV	Voltage 500 KV					